

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pasadena

State: TX

PJ's Total HOME Allocation Received: \$10,138,862

PJ's Size Grouping*: C

PJ Since (FY): 1994

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|---------------|---------------|-------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: | 39 | | | |
| % of Funds Committed | 80.20 % | 89.59 % | 37 | 91.92 % | 9 | 6 | |
| % of Funds Disbursed | 62.77 % | 81.15 % | 37 | 82.65 % | 6 | 3 | |
| Leveraging Ratio for Rental Activities | 3.25 | 4.09 | 13 | 4.67 | 46 | 39 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 78.43 % | 81.36 % | 28 | 81.09 % | 21 | 22 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 21.50 % | 57.58 % | 35 | 68.72 % | 5 | 4 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 97.65 % | 71.24 % | 7 | 79.93 % | 84 | 89 | |
| % of 0-30% AMI Renters to All Renters*** | 0.00 % | 37.12 % | 30 | 44.94 % | 0 | 0 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.41 % | 96.86 % | 23 | 94.87 % | 52 | 56 | |
| Overall Ranking: | | | In State: | 29 / 39 | Nationally: | 15 11 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$7,659 | \$13,977 | | \$25,717 | 170 Units | 53.30 % | |
| Homebuyer Unit | \$7,235 | \$9,595 | | \$14,669 | 140 Units | 43.90 % | |
| Homeowner-Rehab Unit | \$25,985 | \$30,352 | | \$20,391 | 9 Units | 2.80 % | |
| TBRA Unit | \$0 | \$3,620 | | \$3,201 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pasadena TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$22,244 | \$17,685 | \$25,985 |
| State:* | \$51,432 | \$59,294 | \$33,008 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|---|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 21.3 | 17.1 | 22.2 | 0.0 | Single/Non-Elderly: | 20.1 | 16.4 | 0.0 | 0.0 |
| Black/African American: | 2.4 | 1.4 | 0.0 | 0.0 | Elderly: | 4.7 | 0.7 | 55.6 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 34.3 | 12.9 | 33.3 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 27.8 | 66.4 | 11.1 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 13.0 | 3.6 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 1.2 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.7 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 75.1 | 80.7 | 77.8 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 22.5 | 12.1 | 33.3 | 0.0 | Section 8: | 100.0 | 0.0 [#] | | |
| 2 Persons: | 23.1 | 13.6 | 22.2 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 19.5 | 20.0 | 22.2 | 0.0 | Other: | 0.0 | | | |
| 4 Persons: | 18.3 | 26.4 | 0.0 | 0.0 | No Assistance: | 0.0 | | | |
| 5 Persons: | 10.1 | 20.0 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 5.3 | 5.0 | 11.1 | 0.0 | | | | | |
| 7 Persons: | 0.6 | 2.1 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.6 | 0.7 | 11.1 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 10 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

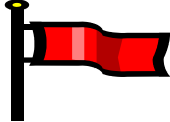
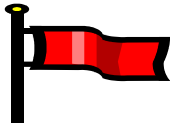
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pasadena State: TX Group Rank: 15
 State Rank: 29 / 39 PJs (Percentile)
 Overall Rank: 11 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 78.43 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 21.5 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 97.65 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 99.41 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 4.94 |  |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

